

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE**

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

S A M P L E

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: The D.P. Building

Address of property: Street 10 Lang Avenue

City Metropolis County Massac State Illinois Zip 60613

Name of historic district: The Red Cape Historic District

☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:

Name J.T. Olsen, Architect

Street 1100 Luthor Avenue City Metropolis

State Illinois Zip 60611 Daytime Telephone Number (312) 555-1212

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Lang Kent Signature Lang Kent Date 11/5/90

Organization Kent Associates

Social Security or Taxpayer Identification Number 12-3456789

Street 4 Oak Street City Smallville

State Illinois Zip 60000 Daytime Telephone Number (312) 555-3434

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application -- Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No: _____

☐ See Attachments

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

The D.P. Building
Property Name
10 Lang Avenue
Property Address

Project Number:

Description of physical appearance:

The D.P. Building is a three-story masonry structure located at the intersection of Lang Avenue and Luthor Avenue, in the Red Cape Historic District. The 1864 building is typical of the district's commercial buildings in style and materials. The structure is 25' x 120' in plan with a ground-floor commercial space and five apartment units. A one-story garage of common brick construction exists at the rear of the lot.

The building exterior is constructed with dark red pressed brick on the street elevations. Chicago common brick is used for the rear. The facades are ornamented with dressed limestone trim for the base, entry surround, window sills and lintels. An unusually elaborate sheet metal cornice tops the building and two ornamental oriel windows flank the residential entry. The Victorian era shopfront is three bays wide on Lang Avenue with one bay return on Luthor Avenue. The shopfront is virtually intact except for the front doors which were replaced with aluminum doors in 1963.

The public interiors are typical of Victorian era buildings with wood wainscoting and plaster walls and ceilings. The wooden trim and stairs are detailed with "Eastlake Style" incised carvings. The apartments are less detailed than the lobby area except for the living and dining rooms; which contain ornamental wood-
(see Continuation Sheet)

Date of Construction: 1864 Source of Date: cornice date

Date(s) of Alteration(s): c.1910, c 1925, c 1963

Has building been moved? ☐ yes ☒ no. If so, when? _____

Statement of significance:

The Red Cape Historic District is a mixed commercial and residential area which was constructed during the quarter-century immediately following the great tornado of 1863. The rapid development created an architecturally cohesive district of three-story masonry and frame structures displaying the architectural styles of the time.

The D.P. Building possesses excellent architectural integrity and has been cited as a significant structure in the Red Cape Historic District by the City Historical Commission (1972). Its material, scale, and architectural style exemplify the best examples of Victorian Commercial buildings found in the district.

Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☒ yes ☐ no

CONTINUATION/AMENDMENT SHEET

Historic Preservation
Certification Application

D.P. Building

Property Name
10 Lang Avenue

Property Address

Instructions. Read the instructions carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: ☒ continues Part 1 ☐ continues Part 2 ☐ amends Part 1 ☐ amends Part 2 NPS Project Number: _____

5. Description of physical appearance:

work and plaster cornices. The kitchens and baths were remodeled in the 1920's and 1963. The apartment layouts generally follow the original configuration. Decorative fireplace mantels distinguish three of the apartment units.

The commercial interior occupies the front half of the ground floor as one large space. This area was renovated in 1963 with dropped acoustic tile ceiling, linoleum flooring, and paneled walls.

Name Lang Kent Signature Lang Kent Date 11/5/90
Street 10 Oak Street City Smallville
State Illinois Zip 60612 Daytime Telephone Number (312) 555-3434

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- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

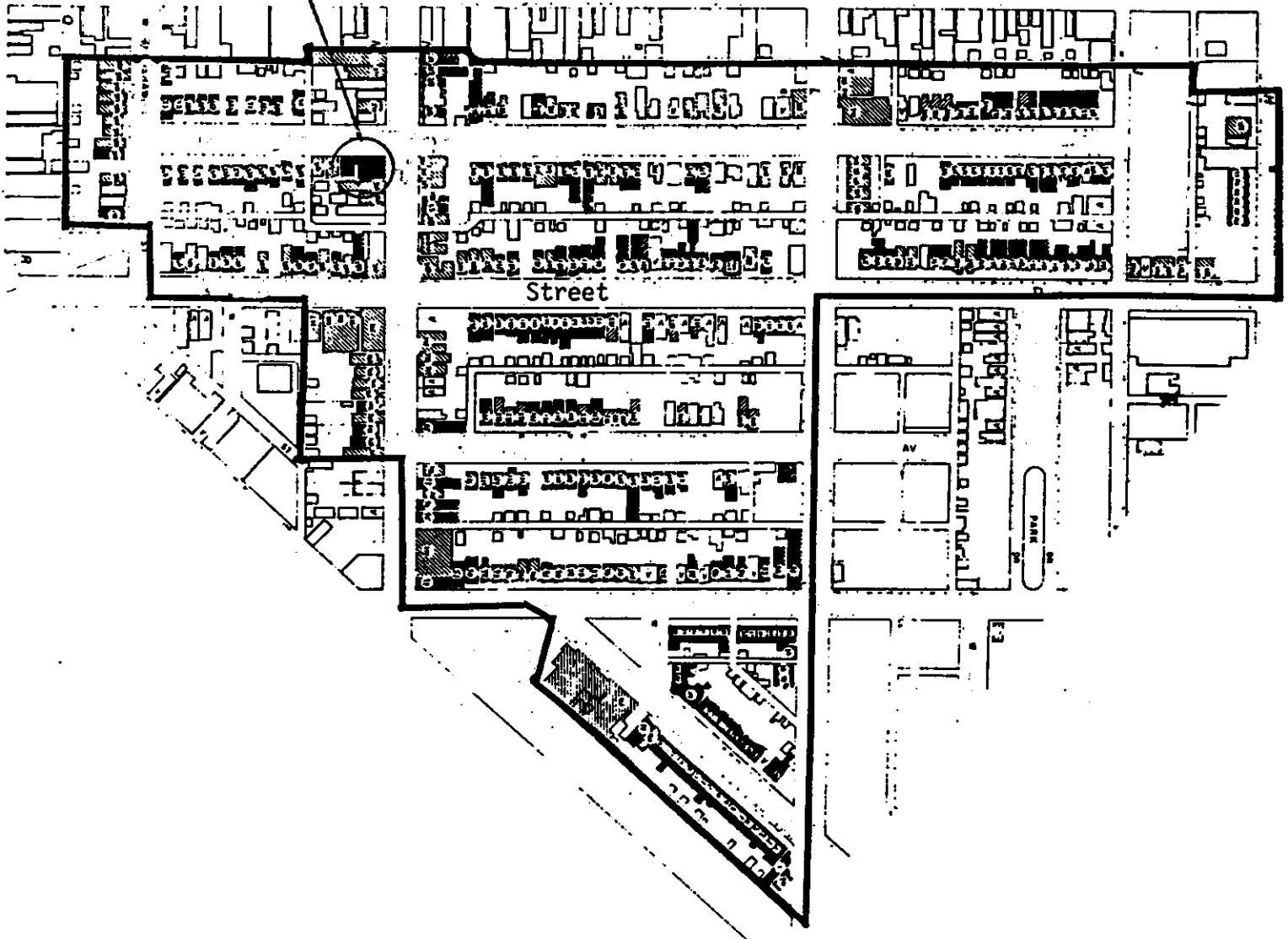
National Park Service Authorized Signature

National Park Service Office/Telephone No.

☐ See Attachments

SAMPLE - HISTORIC PRESERVATION CERTIFICATION APPLICATION - SAMPLE

Metropolis, Illinois
Red Cape Historic District
D.P. Lang Building
10 Lang Avenue



TYPICAL HISTORIC DISTRICT MAP

A map of the historic district with the project location clearly marked is required for the Part 1 - Evaluation of Significance. (This is not necessary for buildings that are individually listed on the National Register of Historic Places.) Maps of historic districts in Illinois are available from the Illinois Historic Preservation Agency or from local preservation commissions.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 — DESCRIPTION OF REHABILITATION

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: The D.P. Building
Address of property: Street 10 Lang Avenue
City Metropolis County Massac State Illinois Zip 60613

☐ Listed individually in the National Register of Historic Places; give date of listing: _____

☒ Located in a Registered Historic District; specify: The Red Cape Historic District

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☒ yes ☐ no

If yes, date Part 1 submitted: 11/5/90 Date of certification: (not yet) NPS Project Number: _____

2. Data on building and rehabilitation project:

Date building constructed: 1864 Total number of housing units before rehabilitation 5

Type of construction: masonry bearing walls Number that are low-moderate income: _____

Use(s) before rehabilitation: residential/commercial Total number of housing units after rehabilitation: 5

Proposed use(s) after rehabilitation: residential/commercial Number that are low-moderate income: _____

Estimated cost of rehabilitation: \$300,000 Floor area before rehabilitation: 9000

This application covers phase number 1 of 1 phases Floor area after rehabilitation: 9000

Project/phase start date (est.): 6/30/91 Completion date (est.): _____

3. Project contact:

Name J.T. Olsen, Architect

Street 1100 Luthor Avenue City Metropolis

State Illinois Zip 60611 Daytime Telephone Number (312) 555-1212

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C.1001.

Name Lang Kent Signature Lang Kent Date 11/5/90

Organization Kent Associates

Social Security or Taxpayer Identification Number 12-3456789

Street 4 Oak Street City Smallville

State Illinois Zip 60612 Daytime Telephone Number (312) 555-3434

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application — Part 2" for the above-named property and has determined:

☐ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.

☐ that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.

☐ that the rehabilitation or proposed rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____

☐ See Attachments

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2**

The D.P. Building

Property Name

10 Lang Avenue

Property Address

NPS Office Use Only

Project Number:

NUMBER

5

Architectural feature Front Facade
Art Glass Windows

Approximate date of feature 1864

Describe existing feature and its condition:

The fixed art glass transom over the six principal bay windows are sagging, have several broken panes and need repair.

Describe work and impact on existing feature:

The art glass windows will be removed during the construction period for repair and for protection from damage or theft. Broken panes and lead came will be repaired by a stained glass artisan and windows reinstalled near the end of the project.

Photo no. 5,6,7 Drawing no. A 2.1, A 2.2

NUMBER

6

Architectural feature Rear Facade

Approximate date of feature 1864

Describe existing feature and its condition:

These windows on the common brick rear facade are wood double-hung with single lites per sash. These elevations are only visible to the alley and obscured by the back porch. The window sash have been badly maintained and are in poor condition.

Describe work and impact on existing feature:

Due to low visibility of this facade, windows will be replaced with one over one double-glazed, aluminum replacement windows. Replacement windows have roughly the same glazed opening size as the original wood windows. In profile, the glass is not flush with, but is set back from the face of the sash with a "putty-look" beveled gasket. Aluminum has a painted finish to match the color scheme on the rest of the building.

Photo no. 8,9,10 Drawing no. A

NUMBER

7

Architectural feature Rear Porch

Approximate date of feature c.1920

Describe existing feature and its condition:

A three story wooden porch and stairs extends across the back of the building. It is in poor condition.

Describe work and impact on existing feature:

The existing porch will be demolished and a new wooden porch built in its place. The new porch will be similar in design to the existing, but will be constructed of treated lumber which will be finished with an opaque stain similar to the historic painted finish

Photo no. 8,9,10 Drawing no. _____

NUMBER

8

Architectural feature Front Entrance

Approximate date of feature 1864/1960

Describe existing feature and its condition:

The front entry jambs and sidelights are original oak in good condition though covered with multiple layers of paint. The front door is mill aluminum and glass installed c. 1960

Describe work and impact on existing feature:

The oak will be chemically stripped and refinished and the aluminum door replaced with a new oak door with a single glass light compatible with the period of the building. See door schedule sheet A-3.4 for detailed drawing of the new door.

Photo no. 1-2 Drawing no. A 3.4

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2

NPS Office Use Only

The D.P. Building

Property Name

10 Lang Avenue

Property Address

Project Number:

5. DETAILED DESCRIPTION OF REHABILITATION/PRESERVATION WORK—Includes site work, new construction, alterations, etc. Complete blocks below.

NUMBER	Architectural feature	Masonry Face Brick
1	Approximate date of feature	1864

Describe existing feature and its condition:

Dark red, pressed brick covers the front and side elevations. Face brick is dirty but the thin mortar joints are in generally good condition.

Photo no. 1-2 Drawing no. A 2.1

Describe work and impact on existing feature:

Face brick will be chemically cleaned using fiber bristle brushes and low pressure water rinse at less than 400 lbs. per square inch. Face brick will be spot repointed only as necessary. Repointing will match existing joints in color, composition and profile. Mortar will be compatible with historic brick in strength. Test panels will be completed of cleaning and repointing before selecting the appropriate methods and materials.

NUMBER	Architectural feature	Masonry Common Brick
2	Approximate date of feature	1864/1910

Describe existing feature and its condition:

Chicago common exists on the rear elevation and garage. These areas are extremely soiled and mortar is in deteriorated condition.

Photo no. 3-4 Drawing no. A 2.1

Describe work and impact on existing feature:

Common brick will be 100% repointed matching the existing joints in color, configuration, and physical characteristics. Test panels will be completed before selecting the appropriate materials and contractor. Photos of test panels and a contractor's write-up will be submitted when available.

NUMBER	Architectural feature	Limestone
3	Approximate date of feature	1864

Describe existing feature and its condition:

Cut limestone trim exists for the window lintels, building base and entrance surround. Limestone is in excellent condition except for minor stains on the entrance and graffiti on the base.

Photo no. 1-2 Drawing no. A 2.1

Describe work and impact on existing feature:

Graffiti will be chemically removed with limestone cleaner and afterwash. Implementation will use fiber bristle brushes and low pressure water wash at less than 400 p.s.i. Test panels will be undertaken to determine the best method and contractor. Photos of test panels will be submitted to SHPO.

NUMBER	Architectural feature	Windows
4	Approximate date of feature	1864

Describe existing feature and its condition:

Double-hung, multiple light, 3/1, wood windows exist on the front and sides. Fixed art glass transom windows over the six principal bay windows. Front windows are in fair condition.

Photo no. 5,6,7 Drawing no. A 2.1, A 2.2

Describe work and impact on existing feature:

The multiple-light windows on the front elevation will have the existing sash repaired, weatherstripped, and storm windows applied. Storm windows will be triple-track double-hung, meeting rails with a brown baked-enamel finish. They will line up with window sash meeting rails. The sash shall be attached to the window stop and the wooden brick mold will be left visible.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2

NPS Office Use Only

Property Name The D.P. Building
Property Address 10 Lang Avenue

Project Number:

NUMBER 9 Architectural feature Cornice
Approximate date of feature 1864

Describe existing feature and its condition:

A painted sheet metal cornice wraps around the front and side elevation. Cornice is in generally good condition except for the roof flashing edge.

Photo no. 11-12 Drawing no. A 2.1

Describe work and impact on existing feature:

Cornice will be wire-brush scraped and repainted. Top flashing edge will be replaced with matching materials as part of the roofing project.

NUMBER 10 Architectural feature Bay Window
Approximate date of feature 1864

Describe existing feature and its condition:

Single storefront on the west elevation has cast iron columns infilled with the original wood sash including decorative transom sash. The transom windows are currently covered with sign boards.

Photo no. 1-3 Drawing no. A 2.1, A 2.3

Describe work and impact on existing feature:

Sheet metal will be wire-brush scraped and repainted. Two panels below the window will be fabricated similar to the existing.

NUMBER 11 Architectural feature Signs
Approximate date of feature ca. 1950

Describe existing feature and its condition:

Existing sheet metal sign over storefront transom dates from the 1950 and is in poor condition.

Photo no. 13-14 Drawing no. _____

Describe work and impact on existing feature:

Transom area will be uncovered and repaired to original condition. Existing wood sash will be reused with new double-glazing. Bottom rails of sash will be replaced in kind as needed. Aluminum doors will be replaced with compatible period doors (see drawing A 2.1). All surfaces will be repainted in a dark green.

NUMBER 12 Architectural feature Signs
Approximate date of feature _____

Describe existing feature and its condition:

Describe work and impact on existing feature:

Sign will be removed. New signage will be determined after a tenant has been selected. Tenant signs will be restricted to interior units suspended behind the transom glass or painted on the glass.

Photo no. _____ Drawing no. _____

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2

NPS Office Use Only

The D.P. Building
Property Name
10 Lang Avenue
Property Address

Project Number:

NUMBER 17 Architectural feature Stairway
Approximate date of feature 1864

Describe existing feature and its condition:

The existing wooden stair has ornamental balusters, newel posts and wainscoating generally in good condition except for a few missing balusters. Plaster ceilings and walls are unornamented. All materials have been painted.

Photo no. 16-18 Drawing no. A 3.1, 3.2, 3.3

Describe work and impact on existing feature:

Wainscoating and trim will be retained and repainted. Missing balusters will be replaced with new units matching the existing. Stair treads and risers will be retained but new carpet runners will be added.

NUMBER 18 Architectural feature Corridors
Approximate date of feature 1864

Describe existing feature and its condition:

Upper floor corridors have wood wainscoating with plaster walls and ceilings. Ornamental wood base, door surrounds and chair rails have all been painted. The floors have been covered with vinyl tile.

Photo no. 19-20 Drawing no. A 3.4

Describe work and impact on existing feature:

Plaster walls will be skim-coated with new plaster and repainted. Wood trim and wainscoating will be retained and repainted. Corridor doors will be replaced and new wood panel doors similar to the existing though constructed of fire-treated wood to meet current code. Floors will be covered with carpet.

NUMBER 19 Architectural feature Typical Apartment
Approximate date of feature 1864/1950's

Describe existing feature and its condition:

The existing layout was altered with the addition of kitchens, baths, and closets during the early 1950's. Most of the other rooms and wooden trim were retained at that time although all trim has been painted.

Photo no. 21-25 Drawing no. A 3.1, 3.2, 3.3

Describe work and impact on existing feature:

Typical layout maintains approximately 90% of the existing walls with changes to accommodate new kitchens, baths and mechanical rooms. The formal front parlor, small side sleeping room, dining room, stairway and entrance foyers will all be maintained in trim, floor plan and significant details.

NUMBER 20 Architectural feature Fireplace
Approximate date of feature 1864

Describe existing feature and its condition:

Three fireplaces with wood mantel and tile surrounds still exist. none of these are operative and the woodwork has been painted.

Photo no. 23 Drawing no. _____

Describe work and impact on existing feature:

The fireplace flues will be completely rebuilt with new clay tile liners. The wood mantels will be chemically stripped and refinished and the tile reused.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2

NPS Office Use Only

The D.P. Building

Property Name

10 Lang Avenue

Property Address

Project Number:

NUMBER

13

Architectural feature Storefront Display Cases

Approximate date of feature ca. 1950

Describe existing feature and its condition:

The storefront display cases date to the 1950's alteration.

Photo no. 14 Drawing no. _____

Describe work and impact on existing feature:

The storefront display case area will be maintained to a depth of three feet behind the storefront glazing. At that point a new drywall 6 foot partition will be installed to provide privacy for the interior.

NUMBER

14

Architectural feature 1st floor Commercial Area Interiors

Approximate date of feature 1864; 1969

Describe existing feature and its condition:

This area was open in the front with some partitions near the back for storage; bathroom, and service areas. These partitions were reconfigured in 1959. Pressed metal ceiling is in fair condition.

Photo no. 15 Drawing no. A 3.1

Describe work and impact on existing feature:

The main space will remain open with some repartitioning (not full height) near the back for office, bath and storage spaces. See plans. The pressed metal ceiling will be covered in the storage and bath. In open areas, the ceiling will be wire-brushed to remove loose paint and be repainted.

NUMBER

15

Architectural feature Entrance Foyer

Approximate date of feature 1864/1910

Describe existing feature and its condition:

This room has an elaborately detailed tile floor, wood wainscoting, ornamental plaster cornice and false fireplace. Materials are in generally good condition except for multiple layers of paint.

Photo no. 14-15 Drawing no. A 3.1

Describe work and impact on existing feature:

Oak wainscoting and fireplace mantel will be chemically stripped and refinished. One section of the plaster cornice will be replaced with matching plaster and plaster walls will be skim coated. Tile flooring will be maintained as is.

NUMBER

16

Architectural feature Fire Escape

Approximate date of feature 1925

Describe existing feature and its condition:

A single metal fire escape added to the north elevation c.1925.

Photo no. 1-2 Drawing no. _____

Describe work and impact on existing feature:

Fire escape will be removed and holes will be patched with materials matching the existing.